

## RESOLUTION NO. A-\_\_\_\_\_

## SPECIAL PERMIT NO. 1020G

1 WHEREAS, BryanLGH Health System has submitted an application  
2 designated as Special Permit No. 1219J for authority to expand the hospital and medical  
3 offices and to add a parking structure at BryanLGH Medical Center West with a waiver of  
4 Section 27.63.080(b)(1) of the Lincoln Municipal Code which restricts the building coverage  
5 to 35% to allow a building coverage of 37% on property located at South 16th Street and  
6 South Street, and legally described to wit:

7 Lots 1 - 6, Johnson's 2nd Subdivision; Lots 1 - 4, Jennings  
8 Addition; the northeast quarter of Lot 6, State Subdivision; Lots  
9 1 - 6, Meese's Subdivision; Lots 1 - 14, Betz and Crawford  
10 Addition; Lots 4 - 22, Block 1, Central Park Subdivision; Lots  
11 1 - 24, Gould's Subdivision; Lots 1 - 3, Betz Addition; Lots 1 -  
12 6, Johnson's Addition; a portion of Lots 9 and 10, Lots 11 - 16,  
13 a portion of Lots 17 and 36, Lots 31 and 37 - 43, a portion of  
14 Lots 44 - 47, and Lots 48 - 51, Davis Subdivision; a portion of  
15 Lot 52, Davis Subdivision; all of vacated Marion Street from the  
16 east right-of-way line of S. 15th Street to the west right-of-way  
17 line of vacated S. 16th Street; all of vacated Park Avenue from  
18 the east right-of-way line of vacated S. 16th Street to the west  
19 right-of-way line of vacated St. Mary's Avenue; vacated S. 16th  
20 Street from the north line of Lot 4, Block 1, Central Park  
21 Subdivision, to the south line of Lot 11, Gould's Subdivision of  
22 Lot 5; vacated St. Mary's Avenue from the north line of Lot 31,  
23 Davis Subdivision, to the north right-of-way of Lake Street; all  
24 of the vacated north-south alley lying between the north line of  
25 vacated Park Avenue and a point located 3.6 feet north of the  
26 north lines of Lots 36 and 43, Davis subdivision; all of the  
27 vacated north-south alley lying between the south lines of Lots  
28 31 and 48 and the north lines of Lots 29 and 50, Davis  
29 Subdivision; the west half of the vacated north-south alley  
30 abutting Lot 51, Davis Subdivision; all of vacated north-south  
31 alley from the north lines of Lot 1, Jennings Addition and Lot 1,  
32 Betz Addition, to the south line of Lots 3 and 4, Johnson's

1 Addition; all of vacated alley in Johnson's 2nd Addition; all of  
2 the vacated north-south alley from the north lot line of Lot 4,  
3 Block 1, Central Park Subdivision, to the south lot lines of Lots  
4 12 and 13, Block 1, Central Park Subdivision; all of the vacated  
5 alley from the north lot lines of Lots 1 and 24, Gould's  
6 Subdivision, to the south lot line of Lot 13, Gould's Subdivision;  
7 the vacated north-south alley lying between the south line of  
8 Lots 13 and 14 and a point located 21.5 feet north of the north  
9 lines of Lots 11 and 16, all in Davis Subdivision; the west 54  
10 feet of Lots 29 and 30, Davis Subdivision; proposed vacated  
11 S. 16th Street right-of-way abutting Lot 12, Gould's  
12 Subdivision; and from the south line of previously vacated S.  
13 16th Street right-of-way to the north line of Lake Street right-of-  
14 way; all located in the Southwest Quarter of Section 36,  
15 Township 10 North, Range 6 East, Lancaster County,  
16 Nebraska, generally located at S. 16th Street and South  
17 Street;

18 WHEREAS, the real property adjacent to the area included within the site  
19 plan for this expansion of the hospital and medical offices will not be adversely affected;  
20 and

21 WHEREAS, said site plan together with the terms and conditions hereinafter  
22 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal  
23 Code to promote the public health, safety, and general welfare.

24 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
25 Lincoln, Nebraska:

26 That the application of BryanLGH Health System, hereinafter referred to as  
27 "Permittee", to expand the hospital and medical offices and to add a parking structure at  
28 BryanLGH Medical Center West with a waiver of Section 27.63.080(b)(1) of the Lincoln  
29 Municipal Code which restricts the building coverage to 35% to allow a building coverage  
30 of 37%, on the property legally described above, be and the same is hereby granted under  
31 the provisions of Section 27.63.080 of the Lincoln Municipal Code upon condition that  
32 construction and operation of said expanded hospital, medical offices, and parking

1 structures be in strict compliance with said application, the site plan, and the following  
2 additional express terms, conditions, and requirements:

3 1. This permit approves:

- 4 a. An expansion of the facility to a total of 358 beds;
- 5 b. An additional 100,000 square feet of medical office floor area;
- 6 c. A parking structure;
- 7 d. An increase of the building coverage to 37%.

8 2. Before receiving building permits:

- 9 a. The Permittee must submit a revised and acceptable final plan  
10 along with five copies.
- 11 b. The construction plans must conform to the approved plans.
- 12 c. The parking lot and parking structure must be designed to the  
13 satisfaction of the Public Works & Utilities Department.

14 3. Before occupying the structures all development and construction  
15 must be completed in conformance with the approved plans and as indicated on the  
16 Construction/Occupancy Schedule.

17 4. All privately-owned improvements must be permanently maintained  
18 by the Permittee.

19 5. The site plan approved by this permit shall be the basis for all  
20 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
21 elements, and similar matters.

22 6. The terms, conditions, and requirements of this resolution shall be  
23 binding and obligatory upon the Permittee, its successors, and assigns. The building

1 official shall report violations to the City Council which may revoke the special permit or  
2 take such other action as may be necessary to gain compliance.

3 7. The Permittee shall sign and return the City's letter of acceptance to  
4 the City Clerk within 30 days following approval of the special permit, provided, however,  
5 said 30-day period may be extended up to six months by administrative amendment. The  
6 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
7 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
8 Permittee.

9 8. The site plan as approved with this resolution voids and supersedes  
10 all previously approved site plans, however all resolutions approving previous permits  
11 remain in force unless specifically amended by this resolution.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

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